



26 Tennyson Avenue, Gedling – NG4 3HJ

Guide Price **£400,000–£425,000**

DavidJames
the estate agent



26 Tennyson Avenue

Gedling, Nottingham

GUIDE PRICE £400,000-£425,000 This well-presented and extended three bed semi-detached home, has an impressive open plan living space with separate lounge and is on a generous south facing plot!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

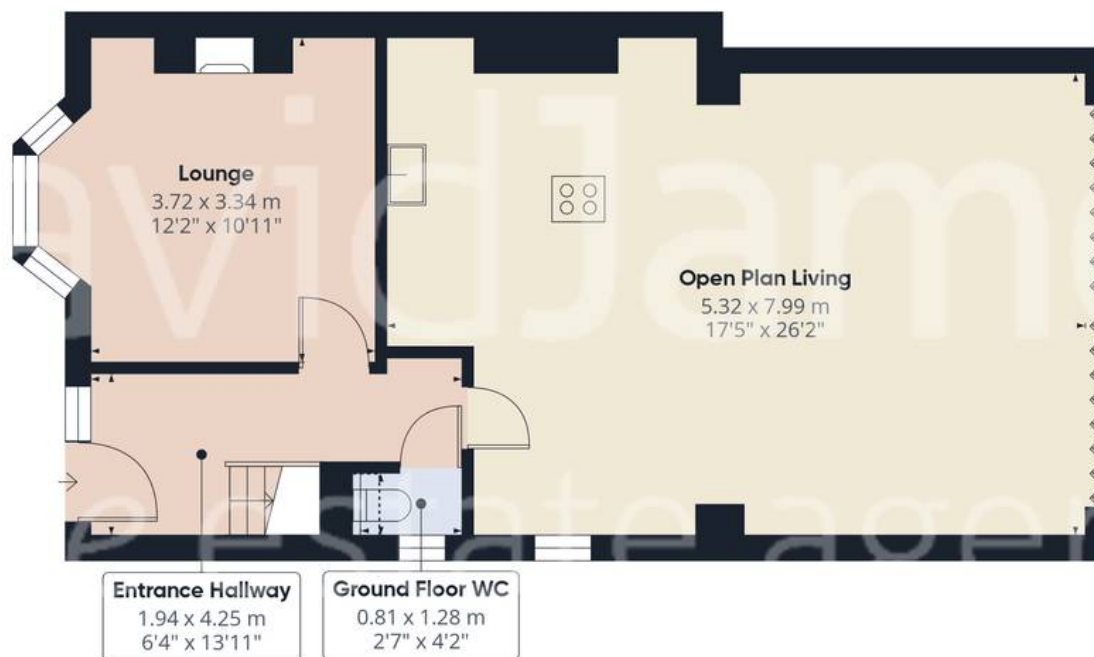
EPC Environmental Impact Rating:

- Conveniently located and well-presented semi-detached family home
- Gedling's shops, amenities and regular bus services all within walking distance
- Lovely entrance hallway with ground floor WC
- Cosy lounge featuring a charming bay window and a multi-fuel burning stove
- Impressive open-plan living space with striking roof lantern and bi-fold doors
- Modern fitted kitchen with central island and integrated appliances
- Three bedrooms (including two well-proportioned double bedrooms)
- Stylish four-piece bathroom suite with freestanding roll-top bath
- Generously sized rear garden with south-facing aspect, patio and lawn
- Driveway with wooden double gates providing secure off-street parking

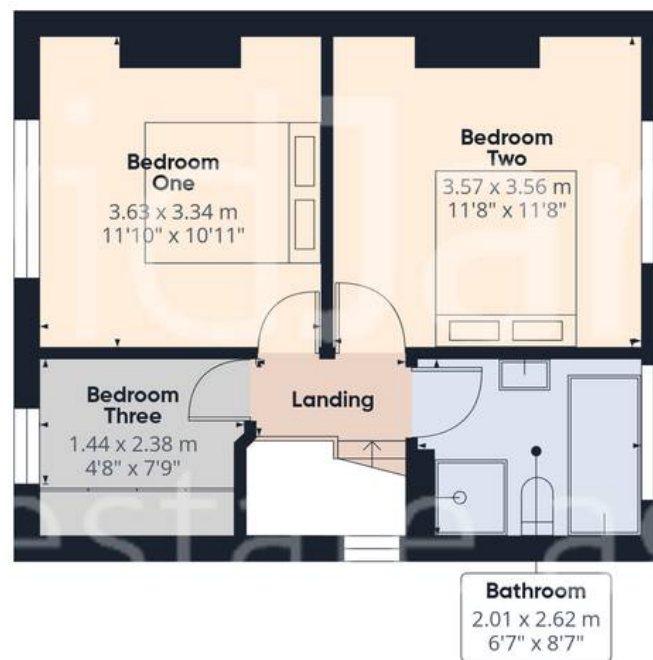








Floor 0



Floor 1



Approximate total area⁽¹⁾

99.9 m²

1077 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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